



County of San Diego Planning & Development Services

August eBLAST

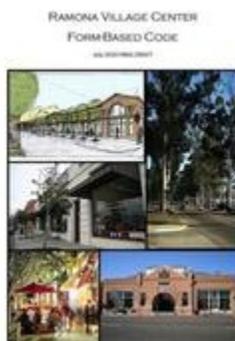
MSCP Annual Report Workshop

Nearly 200 people attended the 16th MSCP Annual Report Workshop July 22 held at the County Operations Center. The workshop provided a forum for the jurisdictions and agencies participating in the MSCP to report on their acquisition and implementation activities in 2013. Members of the public were invited to attend and hear the presentations. The County reported that the County and its private partners acquired a total of 808 acres within the MSCP preserve during the year and that its federal partners acquired 174 acres. Since the MSCP plan was approved in 1998, it has acquired and set aside 74,058 acres – 75 percent of the plans total conservation goal of 98,379 – for habitat. Booths set up outside allowed attendees to ask questions and discuss MSCP issues with participating agencies.

The Board of Supervisors Approves Form Based Code for Alpine & Ramona!

San Diego County Board of Supervisors approved Form Based Codes for the Alpine and Ramona Town Center areas at the Board's June 30 meeting. Alpine and Ramona community members recognized that the full economic and social potential of their town centers was not being utilized by both residents and travelers.

Form Based Codes provide an innovative tool that incorporate new village zoning and design standards. Unlike traditional zoning, Form Based Codes primarily control physical form (e.g. building types & character) and encourages wider, more appropriate mixed uses. Additionally, Form Based Codes address the relationship between building facades and the public area, the form and mass of buildings in relation to one another, the scale and pattern, and types of streets and blocks. FBCs within communities have been successful in improving aesthetics and walkability, and increasing the economic value of developments by diversifying development with mixed-uses.



Board of Supervisors

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Second District

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BILL HORN
Fifth District

Planning & Development Services

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

Important Dates

Board of Supervisors
Calendar and Agendas

Planning Commission
Calendars and Agendas

Establishing Form Based Codes that promote compact and viable County village areas is a key component of the County General Plan and is called out as an implementation measure in the General Plan Implementation Plan. View the [Alpine Form Based Code](#) and the [Ramona Form Based Code](#).

Low Impact Development Handbook Update

Planning & Development Services (PDS) Land Development customers now have access to updated fact sheets and design guidance for 10 Low Impact Development (LID) facilities. "Low Impact Development" includes methods such as designing roof and street gutters to funnel rain from roofs and streets into open ground where pollution can percolate and filter into the earth, rather than into storm drains that run to the sea. As a good tool for our customers, the County's Low Impact Development Handbook has been updated to effectively integrate the Standard Urban Stormwater Mitigation Plan (SUSMP) and the Hydromodification Management Plan (HMP). The handbook incorporates the most current research on how to put Low Impact Development into practice in San Diego County. Appendices include bioretention soil specification as well as demonstration project case studies. The updated Low Impact Development handbook is posted on the [County's Department of Public Works Webpage](#).

A Big Win-Win for Customers and PDS!

PDS now issues nearly half of all building permits through its [online permit system](#), a process that is saving customer's time and making our department more efficient. The popularity of the online permit program has grown steadily since it was launched more than a year ago. In June, 47% of all building permits were issued on line. The expanded online services eliminate customer trips to the PDS offices, while automation improvements enable faster County review and processing.

Online permits are available through PDS for the following residential permit types:

Residential roof-mounted solar PV, with a combination permit available to include an electrical service upgrade

- Residential electrical service upgrade for existing main panel (max 400A)
- Residential HVAC/furnace/duct replacement
- Residential electric heat pump or AC repair or replacement
- Residential glazing (window) replacement with no net area change
- Residential water heater replacement
- Residential gas line repair
- Residential water sprinklers

Did you know?

The unincorporated community of Alpine got its name from a resident in the 1880s, who believed that its environment was similar to her native home in Switzerland!

Online Services

[Citizen Access Portal](#)

Research property information and permits. Apply for some permits online.

[GIS Maps](#)

Determine the zoning and characteristics of properties with our web-based mapping tool.



For more information, consult with the online step-by-step [How to Apply for a Building Permit Online](#) and the [Roof-Mount Solar PV Online Application](#) guidance documents. Additional [System Help Guides](#) are available for other online services, including scheduling inspections, making payments, and researching permit history.

Another Success by Code Compliance



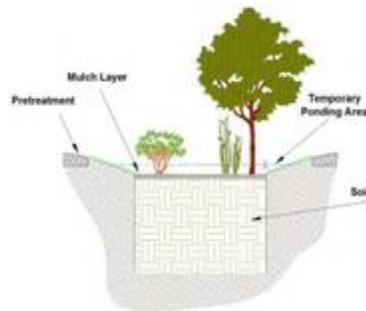
Code Compliance received a complaint about a large amount of waste and junk on a property with an apartment building. The neighbors were concerned about rats as well as how the visual appearance of the property would affect their community.



Staff quickly contacted the off-site property owner who had the property cleaned by an outside contractor.

BMP Sizing Spreadsheet Enhanced Version 1.02 Now Available for Download

In April the BMP Sizing Spreadsheet became available for download on the Project Clean Water website. Since its inception, some enhancements have been made to the original BMP Sizing Spreadsheet under version 1.02 to address frequently asked questions and to make it more user friendly for both project proponents and plan checkers.



PDS encourages our Priority Development Project applicants to download the latest BMP Sizing Spreadsheet and its user's guide. For more information visit the [San Diego Model SUSMP and HMP Page](#) on the [Project Clean Water website](#).

For additional information contact the Watershed Protection Program at (858) 694-2961 or e-mail Stuart.Kuhn@sdcounty.ca.gov

Welcome aboard!



Van Dao

Accounting Technician

Support Services

Van joins PDS after working at Health and Human Services and, Housing and Community Development. She received her Bachelor's degree in Accounting from San Diego State University in 2008, and has been employed at the County in various accounting positions for roughly four years. Van's experience will benefit the financial section tremendously, and we are pleased to add her to our team!

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